

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Maria C Sanchez, Planner II

SUBJECT: Resolution

AFFECTED DISTRICT: 1

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: DELEGATION REQUEST - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "I-595 COMMERCE CENTER," AND PROVIDING AN EFFECTIVE DATE. (DG 11-2-09, I-595 Commerce Center, 3020 SW 61 Avenue) (tabled from 03/23/2010)

REPORT IN BRIEF: The petitioner (The Mellgren Planning Group, Jeff Katims) requests approval to amend the restrictive note on the plat known as "I-595 Commerce Center." The proposed note would add 200,000 sq. ft. of commercial and 944 residential garden apartment units. A complete comparison is provided in the following table:

Uses	Parcel	Industrial	Commercial	Office	Residential
Existing	A	1,550,000	0	0	0
	B	0	150,000	90,000	
	C	0			
Propossed	A	1,550,000	200,000	0	944 residential garden apartment units
	B	0	150,000	90,000	
	C	0			

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Resolution Exhibits

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,
APPROVING A REQUEST TO CHANGE THE RESTRICTIVE NOTE
ON THE PLAT KNOWN AS "I-595 COMMERCE CENTER," AND
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "I-595 Commerce Center" was
recorded in the public records of Broward County in Plat Book 179, Pages 24; 25, 26,
and 27 and

WHEREAS, the owners desire to revise the restrictive note associated with said
plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this
revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of
the proposed revision to the restrictive note shown on the "I-595 Commerce Center."
The proposed revision being specifically described in the exhibits attached thereto.

SECTION 2. Any improvements required to satisfy Traffic Concurrency should
be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and
adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2010.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2010.



Existing & Proposed Plat Note

Existing Plat Note for I-595 Commerce Center Plat:

The plat is restricted to 1,550,000 square feet of industrial use on Parcel A and 150,000 square feet of commercial use and 90,000 square feet of office use on Parcels B and C. Industrial buildings are further restricted to no more than 30% ancillary office per bay or single tenant building. Freestanding banks or bank drive-thru facilities are not permitted in the commercial and office uses and commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Any structures within this plat must comply with section IV.D1.F, Development Review Requirements of the Broward County Land Use Plan, regarding hazards to navigation.

Proposed Plat Note for I-595 Commerce Center Plat:

The plat is restricted to 1,550,000 square feet of industrial use and 200,000 square feet of commercial use on Parcel A, 150,000 square feet of commercial use and 90,000 square feet of office use on Parcels B and C, and 944 residential garden apartment units on Parcels A, B and C. Industrial buildings are further restricted to no more than 30% ancillary office per bay or single tenant building. Freestanding banks or bank drive-thru facilities are not permitted in the commercial and office uses and commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Any structures within this plat must comply with section IV.D1.F, Development Review Requirements of the Broward County Land Use Plan, regarding hazards to navigation.



Michele C. Mellgren, AICP
President

November 16, 2009

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
6591 Orange Drive
Davie, FL 33314

Re: Delegation Request to amend the I-595 Commerce Center Plat Note

Dear Mr. Abramson:

This letter accompanies the delegation request to amend the restrictive use note on the I-595 Commerce Center Plat. The request is to add 944 garden apartment units and 200,000 square feet of commercial. Subsequent to the Town's approval of the I-595 Commerce Center Plat, various interests have approached the property owner with residential and commercial development proposals. Approval of this delegation request will allow the plat to develop with a balanced mix of land uses, as contrasted with the industrial park originally reflected in the plat note.

At the pre-application conference for this delegation request, staff discussed the Town's intent to amend the RAC to add dwelling units. The Town's amendment presents an excellent opportunity to re-balance the RAC while it is adding the additional dwelling units.

In 1998, when the RAC was created, the total industrial allowance was calculated by multiplying the acreage designated Industrial on the FLUM by a 0.40 FAR. As this was a gross acreage calculation, the allowable amount of industrial development exceeds that which can actually be constructed. So to begin with, the maximum development allowance was not obtainable, given that modern light industrial development under current parking codes, landscaping and drainage requirements rarely exceed 0.35 FAR. This bears out when the 3.276 million square feet of existing industrial development in the RAC is divided by the approximately 245 acres of land that this development occupies ($3.276\text{M} / 43,560 = 75$ acres, which divided by 245 = 0.31 FAR).

Additionally, more than 80 acres previously designated Industrial on the FLUM has been developed or platted for commercial use instead. There will be 3.61 million square feet of industrial development allowance remaining in the RAC. This available capacity represents 42 percent of the maximum industrial allowance in the RAC. Using the average existing FAR of 0.30, there would need to be 276 acres of vacant land to absorb the remaining industrial allowance, yet there are only about 120 acres of land that could actually be developed with additional industrial use within the RAC.

Therefore, the Town can reduce the RAC's industrial capacity by 156 acres, or 2 million square feet ($276\text{ ac} - 120\text{ ac} \times 0.30\text{ FAR}$). Even if the Town were to reserve 1.0 million square feet for Everglades

mobile home park in the event it redevelops one day, the Town can still reduce its industrial capacity by one million square feet, which would allow the Town to increase the commercial capacity of the RAC by 136,000 square feet without incurring any increase in trip generation (I will gladly provide you with this analysis as well as all others discussed herein if you would like).

The Town might also consider evaluating whether it really needs 12.39 million square feet of community facility capacity in the RAC, given that only 2.2 million square feet have actually been developed, and only 2.98 million square feet have been proposed, leaving a whopping 7.2 million reserve, which is greater than the sum of all existing *and proposed* community facility development on the already substantially developed campuses. The community facility limitation is the least achievable of all of the development allowances in the RAC, and certainly in the foreseeable future. There is no reason to have such an excess of this capacity when other types of development would be far more limited.

In conclusion, the delegation request is a necessary adjustment to market demand, will result in a balanced mix of uses on this strategically important property, and will produce near-term development without impact to the commercial development potential of other properties in the RAC.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Katims', with a long horizontal flourish extending to the right.

Jeff Katims, AICP
The Mellgren Planning Group

I-595 COMMERCE CENTER PLAT

[illegible]

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA
OCTOBER, 2008

PLAT NOTES:

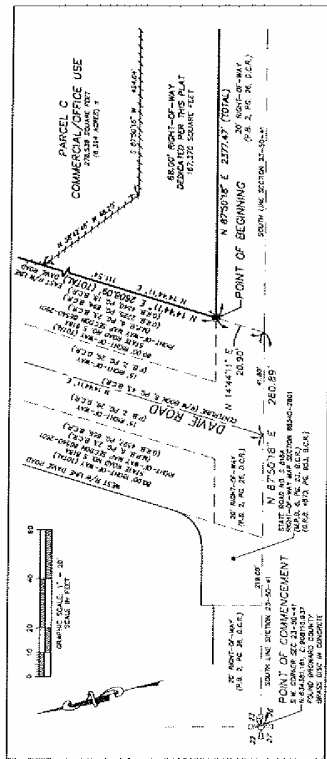
- [illegible]

SURVEYOR'S NOTES:

- [illegible]

Q13037

- [illegible]



DETAIL "A"
SCALE: 1"=20'
SEE SHEET J OF 4

